



131 Pumpherston Road, Uphall Station

Offers Over £365,000



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Uphall Station, Livingston

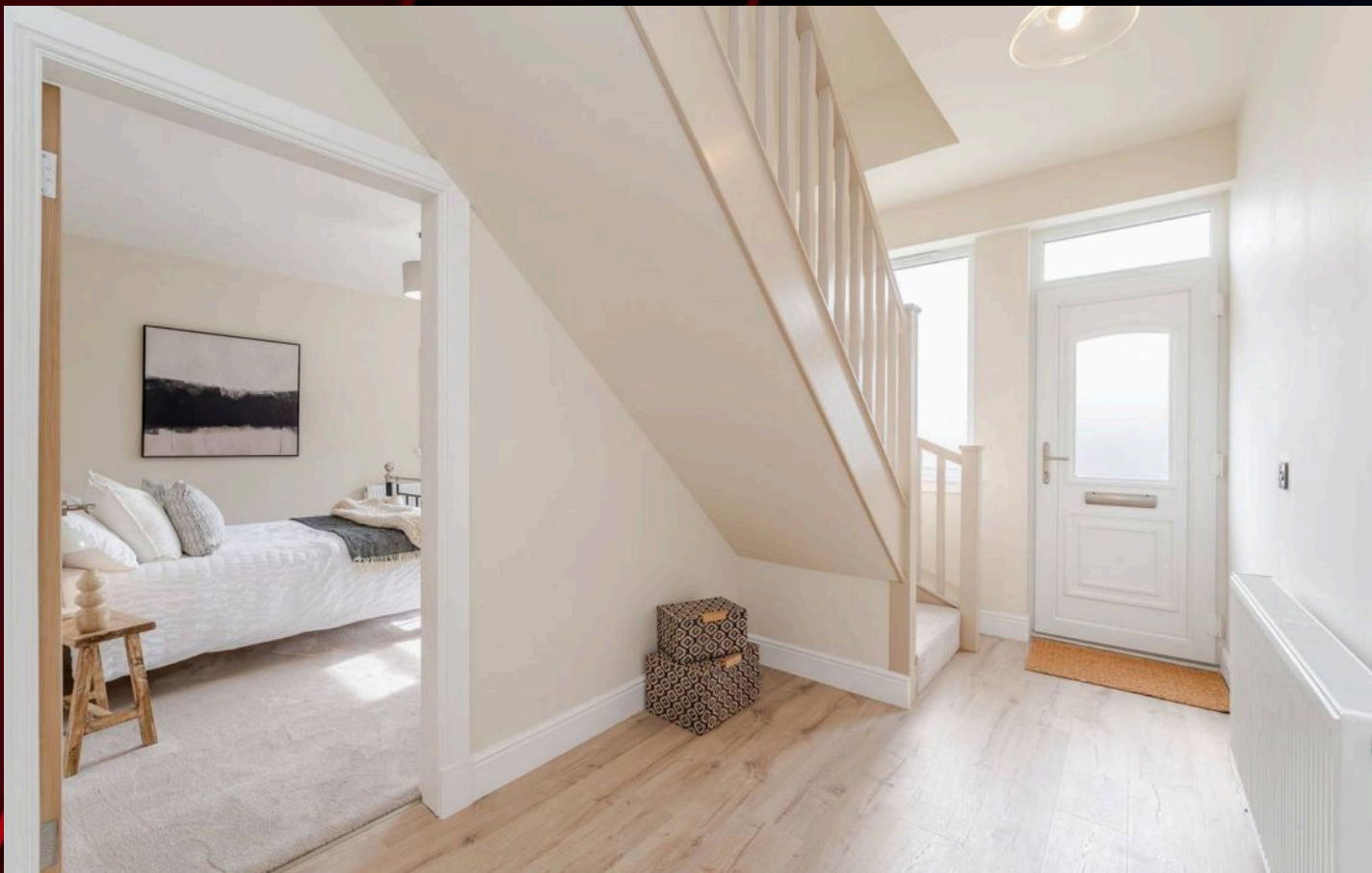
Carol Lawton at RE/MAX Estates Linlithgow is thrilled to present this stunning, fully refurbished 4-bed detached home on Pumpherston Road, Uphall—finished to an exceptional standard throughout.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

A bright and welcoming entrance hall sets the tone for this beautifully presented home, filled with natural light from the large window and half-glazed uPVC front door. Freshly decorated with stylish new laminate flooring and modern central light fittings, the space feels fresh and inviting. A radiator ensures year-round comfort, while the hallway provides convenient access to the lounge, kitchen, Bedrooms 1 and 2, and the family bathroom. Additionally, a very large walk-in storage cupboard offers excellent practical space, perfect for coats, shoes, or household essentials.

Lounge

12' 4" x 13' 1" (3.75m x 3.99m)

This elegant lounge is a bright and airy space, offering a warm and welcoming atmosphere with views to the front of the property. Beautifully finished with plush new carpet flooring, a central light fitting, and a radiator for comfort, the room strikes a perfect balance between style and charm. Character features such as an Edinburgh press with built-in shelving and a cupboard add a touch of traditional appeal while providing practical storage. A lovely space to relax or entertain, this lounge is a standout feature of the home.

Kitchen Area

16' 7" x 10' 10" (5.05m x 3.29m)

This stunning, newly fitted modern open plan kitchen is the heart of the home, offering a perfect blend of style and functionality. Featuring sleek new laminate flooring and spot lighting throughout, the space is beautifully bright thanks to charming side windows and a contemporary design. A stylish island-style breakfast bar creates a natural hub for casual dining or entertaining. The kitchen boasts an abundance of worktop space and ample storage with high-quality cupboards. Fully equipped with brand-new integrated appliances—including an oven, microwave, dishwasher, washing machine, fridge, and freezer—this kitchen is both practical and elegant, ideal for everyday living and culinary creativity.





Diner/ Family Room

16' 7" x 10' 10" (5.05m x 3.29m)

This superb extended family space offers incredible versatility, ideal for both dining and relaxing. Generously sized to accommodate a large dining table and chairs, it also provides a cosy area for family gatherings or entertaining. The room is beautifully finished with modern spot lighting, stylish laminate flooring, and fresh contemporary décor that flows seamlessly from the adjoining kitchen. A large side window and French doors leading out to the garden fill the space with natural light, creating a bright and airy atmosphere. As an extended part of the property, this room adds significant value and flexibility to the home, making it a true standout feature.

Bathroom

Step into luxury with this beautifully designed modern bathroom, featuring elegant gold finishings throughout. This stylish 4-piece suite includes a contemporary WC, a sleek sink with a mixer tap, and a luxurious bath complete with matching mixer tap for a cohesive look. A standout feature is the spacious walk-in shower enclosure, fitted with both a main shower and an overhead rain shower for a powerful, spa-like experience. The bathroom is finished with high-quality tiled walls for a sleek, low-maintenance design, and durable laminate flooring that adds warmth and sophistication. Natural light pours in through the side window, enhancing the airy atmosphere. Recessed spotlights complete the space, creating a clean and inviting ambiance — a truly beautiful and functional bathroom.



Bedroom 1

15' 8" x 12' 9" (4.77m x 3.88m)

The beautiful primary bedroom is a perfect blend of modern comfort and charming character. Freshly decorated and finished with plush new carpet flooring, this spacious room features a central light fitting and a radiator for cosy comfort. It retains delightful cottage-style character with a charming Edinburgh press-style shelf and a built-in cupboard, adding both personality and practical storage. A standout feature is the direct access to the stylish en suite shower room, enhancing convenience and privacy. A truly inviting retreat within the home.





Bedroom 2

13' 0" x 12' 2" (3.95m x 3.72m)

The second bedroom is an excellent size and conveniently located on the ground floor, making it a versatile space ideal for guests, family members, or even a home office. Bright and welcoming, it features a large front-facing window that fills the room with natural light. Finished with plush new carpet flooring, a central light fitting, and a radiator for comfort, the room offers plenty of space for freestanding furniture and personalisation. A fantastic additional bedroom that adds both flexibility and comfort to the home.

Stairs & Landing

A stunning staircase leads to a beautifully presented landing, freshly decorated and finished with plush new carpet flooring that flows seamlessly throughout. The space is illuminated by multiple central light fittings, creating a warm and welcoming ambiance. A fantastic Velux window above the stairs floods the area with natural light, enhancing the open feel and providing a bright connection between the landing and Bedrooms 3 and 4. The landing also benefits from a very large built-in cupboard, offering excellent storage solutions while maintaining a sleek and tidy look.

Bedroom 3

15' 4" x 12' 2" (4.68m x 3.71m)

Bedroom Three is a generously sized and well-proportioned room, ideal as a guest room, home office, or comfortable third bedroom. Featuring brand new carpet flooring, a central light fitting, and a radiator for year-round comfort, the space is both inviting and practical. Unique box-style windows add character while allowing in plenty of natural light from the large Velux window. There's ample space for freestanding furniture, making this a highly versatile and functional room.



Bedroom 4

15' 7" x 13' 7" (4.76m x 4.13m)

This generously sized double bedroom offers a bright and comfortable space, ideal for rest and relaxation. A modern box-style window to the side, along with a large Velux window, allows an abundance of natural light to pour in, creating a wonderfully airy atmosphere. The room is finished with plush new carpet flooring, a central light fitting, and a radiator for year-round comfort.



FRONT GARDEN

The front garden has been thoughtfully designed for low maintenance and maximum curb appeal, featuring attractive paving leading to the front door and a decorative wall that adds a touch of privacy. The space is mainly laid with stone chips and bark, creating a clean, modern look that complements the home's exterior beautifully.

REAR GARDEN

The large rear garden is fully enclosed, offering a safe and private outdoor space ideal for families and entertaining. It features a generous patio area perfect for outdoor dining, a soft bark section ideal for play or relaxation, and gated access to the front driveway. Practical touches include outdoor lighting, a water tap, and convenient access to the double garage, making this garden as functional as it is inviting.

DRIVEWAY

3 Parking Spaces

The property boasts an excellent monoblock driveway that runs along the side of the home, providing ample off-street parking and leading directly to the spacious double rear garage. This well-maintained driveway not only enhances the property's exterior appeal but also offers practical access and convenience for everyday family living.

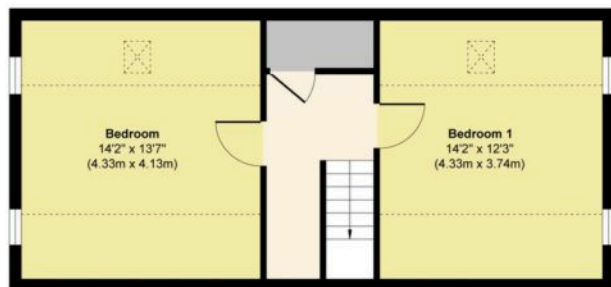
GARAGE

Double Garage

This fantastic double garage is located at the rear of the property and offers convenient adjacent parking. It features an up-and-over door for easy access, as well as a side window that provides natural light, it's ideal for vehicle storage or use as a practical workshop or additional storage space.



131 Pumpherston Road, Uphall Station, Livingston, EH54 5PH



First Floor
Approximate Floor Area
453 sq. ft
(42.13 sq. m)



Ground Floor
Approximate Floor Area
1111 sq. ft
(103.23 sq. m)

Approx. Gross Internal Floor Area 1564 sq. ft / 145.36 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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